

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Lancaster

State: PA

PJ's Total HOME Allocation Received: \$10,114,133

PJ's Size Grouping\*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 29			
% of Funds Committed	96.11 %	96.16 %	22	94.94 %	60	63	
% of Funds Disbursed	90.87 %	89.58 %	10	84.35 %	69	73	
Leveraging Ratio for Rental Activities	9.28	4.85	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	88.54 %	93.20 %	25	81.38 %	31	37	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.25 %	70.00 %	3	68.05 %	81	84	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.17 %	82.54 %	10	79.65 %	60	67	
% of 0-30% AMI Renters to All Renters***	40.13 %	37.52 %	12	44.76 %	41	40	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.45 %	98.38 %	20	94.31 %	38	41	
Overall Ranking:			In State:	5 / 29	Nationally:	76 78	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,044	\$19,397		\$25,245	157 Units	26.60 %	
Homebuyer Unit	\$12,088	\$15,437		\$14,395	307 Units	51.90 %	
Homeowner-Rehab Unit	\$17,953	\$15,829		\$20,186	117 Units	19.80 %	
TBRA Unit	\$1,849	\$5,779		\$3,142	10 Units	1.70 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lancaster PA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$78,797	\$66,852	\$19,678
<b>State:*</b>	\$96,557	\$35,942	\$15,897
<b>National:**</b>	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 3.2 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.91

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	<span style="border: 1px solid black; padding: 2px;">60.1</span>	<span style="border: 1px solid black; padding: 2px;">23.5</span>	<span style="border: 1px solid black; padding: 2px;">48.7</span>	<span style="border: 1px solid black; padding: 2px;">60.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">19.0</span>	<span style="border: 1px solid black; padding: 2px;">11.1</span>	<span style="border: 1px solid black; padding: 2px;">17.9</span>	<span style="border: 1px solid black; padding: 2px;">30.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">20.9</span>	<span style="border: 1px solid black; padding: 2px;">64.8</span>	<span style="border: 1px solid black; padding: 2px;">32.5</span>	<span style="border: 1px solid black; padding: 2px;">10.0</span>
----------	--	--	--	--

### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">49.7</span>	<span style="border: 1px solid black; padding: 2px;">14.8</span>	<span style="border: 1px solid black; padding: 2px;">32.5</span>	<span style="border: 1px solid black; padding: 2px;">40.0</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">25.5</span>	<span style="border: 1px solid black; padding: 2px;">23.5</span>	<span style="border: 1px solid black; padding: 2px;">20.5</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">17.6</span>	<span style="border: 1px solid black; padding: 2px;">20.5</span>	<span style="border: 1px solid black; padding: 2px;">17.9</span>	<span style="border: 1px solid black; padding: 2px;">30.0</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">6.5</span>	<span style="border: 1px solid black; padding: 2px;">25.5</span>	<span style="border: 1px solid black; padding: 2px;">16.2</span>	<span style="border: 1px solid black; padding: 2px;">10.0</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">10.7</span>	<span style="border: 1px solid black; padding: 2px;">10.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">3.0</span>	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">46.4</span>	<span style="border: 1px solid black; padding: 2px;">17.1</span>	<span style="border: 1px solid black; padding: 2px;">31.6</span>	<span style="border: 1px solid black; padding: 2px;">60.0</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">9.2</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">27.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">34.0</span>	<span style="border: 1px solid black; padding: 2px;">35.9</span>	<span style="border: 1px solid black; padding: 2px;">19.7</span>	<span style="border: 1px solid black; padding: 2px;">30.0</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">8.5</span>	<span style="border: 1px solid black; padding: 2px;">37.9</span>	<span style="border: 1px solid black; padding: 2px;">18.8</span>	<span style="border: 1px solid black; padding: 2px;">10.0</span>
Other:	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">7.0</span>	<span style="border: 1px solid black; padding: 2px;">2.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">19.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">2.0</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">78.4</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 11

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lancaster

State: PA

Group Rank: 76  
(Percentile)

State Rank: 5 / 29 PJs

Overall Rank: 78  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	<b>88.54</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	<b>88.25</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>89.17</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	<b>97.45</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	<b>1.47</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

